

Minutes of the February 3, 2011 HP/FH Committee Meeting

Attendance

Present: Ellen Kosmer (EK); Claude Tellier (CT); Nancy Gregg (NG), Chair; Flo Stern (FS); Chris Hoffmann (CH); Walter Wolnik (WW). Nate Malloy (NM) (Staff). Alisa Brewer (Select Board liaison).

Actions:

Called to order at 10:10 am.

Approved minutes of October 16, 2010.

EK/WW. Unanimous

Approved minutes of November 1, 2010.

CT/EK. Unanimous

Approved minutes of November 18, 2010.

CH/WW. Unanimous

Added Habitat FY12 project to CPA priority list.

CK/EK. Unanimous.

Took no position on O'Connor proposal.

5-1.

Set priority order of recommended CPA proposals: 1) Hawthorne House Feasibility Study, \$10K; 2) Appraisals and Surveys, \$20K; 3) Habitat for Humanity Belchertown Road Project, \$40K.

Unanimous.

Supported \$20K initial feasibility and wetlands study of West Street parcel for CDBG funding.

CH/EK. Unanimous

Discussion:

CPAC. CPAC is concerned about \$575K outstanding balance on existing appropriations. Habitat has yet to submit paperwork for reimbursements. Amherst Housing Authority is starting to file for reimbursement as units scattered around town are being rehabilitated when occupancy changes occur.

EK indicates \$725K CPA funding is available overall for FY12 (minimum 10% must go to affordable housing). There are four proposals (together with \$47.25K previously obligated debt service for AHA rehabilitation): \$10K for Hawthorne House Feasibility Study (with Historic funds match); \$20K for Appraisals and Surveys; \$40K for Habitat for Humanity Belchertown Road Project; \$81K for O'Connor "Facilitating Restoration of Hawthorne House".

NM said town had dated older parts of Hawthorne House to 1700s; some timbers look reused. Feasibility Study results should be available by late summer -- perfect time for making FY13 requests. WW pointed out O'Connor proposal ignores the potential outcome of the feasibility study as well as the ongoing LSSE process.

NM noted that a Housing Production Plan is being developed with CDBG funds and will be available in the future as a guide.

Motions were passed to add the Habitat proposal to the committee's priority list, to not take a position on the O'Connor proposal, and to set the priority order of recommended proposals.

West Street CDBG Funding. NM states this is a narrow 17 acre parcel extending to Plum Brook (a sort of "reverse flag lot"). \$70K in CDBG funds are available and \$20K is needed for a feasibility study and wetlands determination on this parcel. Wetlands have probably grown since a previous feasibility study; toxins needing mitigation also need to be looked for. \$325K had been the asking price for the parcel; it was appraised at \$175K; town's contribution could be supplemented with \$25K from Interfaith for a total of \$200K. This would be worthwhile even if only four units could be gotten on the parcel outside of the wetlands. The feasibility study would determine how much of the land is actually available, how many units could be gotten onto it, and what the cost per unit would be. A motion supporting the feasibility study and wetlands determination passed unanimously.

Affordable Housing Forum. NG and CT will meet, and will present ideas about the Forum at the committee's March meeting.

Tasks:

CPAC, February 3rd.

Prepare for April Affordable Housing Forum.

Documents:

Collection of historic CPAC financial statements

Community Preservation Act Ongoing Project Balances As of January 25, 2011

FY 2012 CPA Proposals at a Glance

Preliminary FY2012 CPA Project Proposals memo

Habitat FY2012 CPA Proposal
O'Connor FY2012 CPA Proposal

Next meetings:

February 9 at 9am, First Floor Meeting Room
March 10 at 9am, First Floor Meeting Room
April 14 at 9am, First Floor Meeting Room

Adjournment

Voted unanimously to adjourn at 11:23 am.

Submitted By

Walter Wolnik